



# Housing (Wales) Act 2014

2014 anaw 7

## PART 1

### REGULATION OF PRIVATE RENTED HOUSING

#### *Licensing*

#### **26 Expiry and renewal of licence**

- (1) A licence expires at the end of a period of 5 years beginning with the date it was granted, unless the licence holder makes an application to renew the licence in accordance with subsection (2).
- (2) A licence holder may apply to renew the licence during the period of 84 days before the date the licence would otherwise expire.
- (3) Where an application is made to renew a licence in accordance with subsection (2) the licence does not expire until the application is decided and expires only if the application is refused.
- (4) An application for renewal of a licence is to be made and determined in accordance with sections 19 (licence application requirements) to 21 (determination of application).
- (5) But where a licensing authority renews a licence, the requirement in subsection (2)(a) of section 21 to assign a licence number to the licence holder does not apply.
- (6) If an application to renew a licence is refused, the existing licence expires on whichever of the following dates first occurs—
  - (a) where the licence holder does not appeal against the refusal within the appeal period, the date of expiry of that period;
  - (b) where the licence holder appeals within the appeal period but later withdraws the appeal, the date of the withdrawal;

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*Status: This is the original version (as it was originally enacted).*

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- (c) where the licence holder appeals within the appeal period and the residential property tribunal confirms the decision of the licensing authority, the date of the tribunal’s decision (subject to paragraph (d));
  - (d) where the licence holder makes a further appeal, the date on which all means of appealing against the decision have been exhausted and the licensing authority’s decision is upheld.
- (7) The “appeal period” for the purposes of subsection (6) is the period mentioned in section 27(3)(a) (licensing appeals).
- (8) A licence expires and any renewal application made by the licence holder is treated as having been withdrawn where a licence holder—
- (a) dies;
  - (b) in the case of a body corporate, is dissolved.